



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: July 13, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director *DW*

SUBJECT: ZONE CHANGE (ZC) NO. 03-06, TENTATIVE TRACT MAP (TT) NO. 03-05 (TTM NO. 16323) – A REQUEST TO SUBDIVIDE 15 ACRES INTO 86 NEW SINGLE FAMILY LOTS, TWO EXISTING SINGLE FAMILY LOTS, AND NINE LETTERED LOTS LOCATED ON THE SOUTH SIDE OF MISSION ROAD INCLUDING AND TO THE WEST OF THE EDISON EASEMENT AND PEPPER WAY.

RECOMMENDATION

Staff recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment 1-A);
2. Approve and adopt Zone Change No. 03-06, based on the Findings;
3. Approve the Development Agreement (Attachment 1-B); and,
4. Approve Tentative Tract Map No. 16323 (Attachment 1-C) based on the Findings, and subject to the attached Conditions of Approval (Attachment 1-D).

BACKGROUND

On June 8, 2004, the City Council continued this item to allow the applicant the appropriate time to modify the proposed tract map. City Council directed staff to organize a subcommittee of the Chairs and Vice Chairs of the Planning Commission and Historical Commission to assist the applicant in the redesign. The City Council was concerned about the density, the appearance of the tract from Mission Road, the long linear appearance of the southerly street without any type of visual breaks, and the widths of the proposed lots.

On June 16, 2004, the applicant met with the subcommittee and staff. It was determined at that meeting that seven lots could be removed which would address the City Council's concerns. Four lots were removed from the northern portion of the tract creating two larger lots facing Mission Road and widening the lots within this area. Two lots were removed from the east side of the southerly portion of the lot, creating an additional connection to the Edison Easement and increasing the lot width. The connection to the Edison Easement is intended to provide an

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additional visual break in the long linear block. One lot was removed from the west side of the southerly portion of the lot to increase the lot widths. In addition to removing seven lots within the tract, two landscape areas have been provided in the middle of the long southerly street. The streets have been pushed out around this median bulb, which allows for vehicular traffic to pass. In addition to providing some additional interest in the streetscape of the southerly section of the tract, the medians provide a traffic calming measure. Public Safety has reviewed the proposed medians and are satisfied that emergency vehicles can access around these landscape medians.

With the modifications, the proposed tract map includes 88 lots, of which two lots are existing residences. The proposed density of the tract is 5.7 dwelling units per acre. The lots range from 2,196 to 4,056 square feet in size. The average lot size is 3,140 square feet. The widths of the lots range from approximately 34 feet to 54 feet wide.

The subcommittee determined that with these modifications to the plans, the issues of concern by the City Council would be addressed and the project would be enhanced with the proposed changes. Staff concurs with the subcommittee and recommends approval of Tentative Tract Map No. 16323 with the changes provided. Attached is the staff report with attachments from the June 8, 2004 meeting.

ENVIRONMENTAL

On April 15, 2004, a Notice of Intent (NOI) to Adopt a Negative Declaration and Initial Study (Attachment A) were prepared and issued for public review. The mandatory CEQA 20-day public review began on April 15, 2004 and ended on May 5, 2004. The Initial Study evaluates potential impact categories and appropriate mitigation measures. Any potential impacts can be mitigated to a level of insignificance and mitigation measures have been included as conditions of approval (Attachment D). Therefore, the project can be approved with a Mitigated Negative Declaration in accordance with the requirements of CEQA.

The Mitigation Measures listed in the Initial Study will minimize the potential environmental impacts and are the responsibility of the applicant. They have been made part of the Conditions of Approval.

FINANCIAL IMPACT

The amount of revenue that the project will bring to the City from Development Impact fees is currently estimated to be in excess of \$ 598,898. In addition, the project will be subject to Plan Check fees, Building Permit fees, Grading Permit fees, and Fire Plan Check/Inspection fees.

The project site is located in a Redevelopment Project Area and as such, the project is required to provide affordable housing. The applicant and the City of Loma Linda will enter into a Development Agreement to assist in the production of future, affordable housing units throughout the City. An in lieu fee in the amount of \$ 411,080 will be paid to the City as a requirement of the Development Agreement.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Lori Lamson".

Lori Lamson
Senior Planner

ATTACHMENTS

1. Staff Report – June 8, 2004 City Council Meeting
 - A. Negative Declaration (NOI/Initial Study)
 - B. Development Agreement
 - C. Tentative Tract Map
 - D. Conditions of Approval
 - E. Planning Commission Staff Report and Draft Minutes – May 5, 2004 Meeting
 - F. Planned Community Document